

OFFICE OF LEGISLATIVE RESEARCH  
PUBLIC ACT SUMMARY



**PA 18-138—SB 184**  
*Education Committee*

**AN ACT CONCERNING AUTHORIZATION OF STATE GRANT COMMITMENTS FOR SCHOOL BUILDING PROJECTS AND CHANGES TO THE STATUTES CONCERNING SCHOOL BUILDING PROJECTS**

**SUMMARY:** This act authorizes 19 school construction grants totaling \$240 million toward total project costs of \$485.5 million. It (1) increases, due to cost and scope changes, an existing grant commitment by \$32 million for a previously authorized project and (2) provides additional funding, of up to \$73.5 million, for other projects by waiving certain rules and statutes.

Under the state school construction grant program, the state reimburses towns and local districts for a percentage of eligible school construction costs (with less wealthy towns receiving a higher reimbursement percentage). The town pays the remaining costs.

**EFFECTIVE DATE:** Upon passage, except the provision about school building project managers is effective July 1, 2018.

**§ 1 — SCHOOL CONSTRUCTION GRANT COMMITMENTS**

*New Projects*

Table 1 below shows the district, school, project, cost and estimated grants for each of the 19 new projects.

**Table 1: New School Construction Grant Commitments**

<i>District</i>	<i>School</i>	<i>Project</i>	<i>Estimated Project Costs</i>	<i>Estimated Grant</i>	<i>State Reimbursement %</i>
Berlin	Richard D. Hubbard School	Alteration	\$172,712	\$78,342	45.36%
Berlin	Mary E. Griswold School	Alteration	\$140,966	\$63,942	45.36%
Berlin	Emma Hart Willard School	Alteration	\$179,441	\$81,394	45.36%

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<i>District</i>	<i>School</i>	<i>Project</i>	<i>Estimated Project Costs</i>	<i>Estimated Grant</i>	<i>State Reimbursement %</i>
Berlin	Catherine M. McGee Middle School	Alteration	\$193,890	\$87,949	45.36%
Bethel	Anna H. Rockwell School	Renovation	\$24,723,432	\$11,125,544	45.00%
Bethel	Ralph M.T. Johnson	Renovation	\$41,107,711	\$18,498,470	45.00%
East Lyme	Flanders School	Alteration, roof replacement, code violation	\$12,099,088	\$5,401,033	44.64%
East Lyme	Niantic Center School	Alteration, energy conservation, code violations	\$10,405,068	\$4,644,822	44.64%
East Lyme	Lillie B. Haynes School	Alteration, energy conservation, code violations	\$14,995,844	\$6,694,145	44.64%
Middletown	Woodrow Wilson Middle School	New construction	\$87,500,000	\$49,376,250	56.43%
Norwalk	Ponus Ridge Middle School	Extension/alteration, code violations	\$43,348,333	\$14,395,981	33.21%
Oxford	Oxford Middle School	New construction	\$44,900,000	\$13,631,640	30.36%
South Windsor	Eli Terry Elementary School	New construction	\$37,419,060	\$13,897,439	37.14%
South Windsor	Philip R. Smith Elementary	New construction	\$32,480,940	\$12,063,421	37.14%

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<i>District</i>	<i>School</i>	<i>Project</i>	<i>Estimated Project Costs</i>	<i>Estimated Grant</i>	<i>State Reimbursement %</i>
	School				
Fairfield	Holland Hill School	Extension/alteration	\$18,148,740	\$4,666,041	25.71%
Milford	West Shore Middle School	Extension/alteration, roof replacement	\$18,114,246	\$9,185,734	50.71%
Plainville	Frank T. Wheeler School	Renovation	\$22,805,000	\$14,905,348	65.36%
Windham	Windham High School	Renovation	\$71,670,200	\$57,078,147	79.64%
LEARN	Ocean Avenue LEARNing Academy	Regional special education, extension/alteration	\$5,100,000	\$4,080,000	80.00%
<b>Total</b>	<b>19 projects</b>		<b>\$485,504,671</b>	<b>\$239,955,642</b>	

## *Changes in Scope for an Existing Project*

Table 2 below shows a previously authorized school construction project receiving a change in scope under the act. Originally approved as an alteration, the act approves the change as a renovation, which results in an increased cost.

**Table 2: Project Seeking Change in Scope or Cost**

<b>District</b>	<b>School</b>	<b>Project</b>	<b>Previous Grant Authorization</b>	<b>Requested Grant Authorization</b>	<b>Change</b>
Hartford	Martin Luther King, Jr.	Magnet school, renovation	\$54,400,000	\$86,400,000	\$32,000,000

## §§ 2-8 — PROJECT EXEMPTIONS, WAIVERS, AND MODIFICATIONS

The act exempts certain school construction projects from various statutory and regulatory requirements to allow them to, among other things, qualify for (1) state reimbursement grants or (2) a higher level of reimbursement grant. These

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exemptions are referred to as “notwithstandings.”

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**Table 3: Exemptions, Waivers, and Other Modifications**

Section	Town	School and Project	Exemption, Waiver, or Other Change
2	Norwalk	South Norwalk School at Ely Site, new construction	Waives the requirement to submit an application for the \$37.3 million project prior to June 30, 2017 in order to be considered on the 2018 priority list, provided (1) an application is filed by December 1, 2018, (2) the application includes evidence showing the town possesses a clear, unencumbered title to the land that allows for construction, and (3) the project meets all other standard requirements
3	Norwalk	West Rocks Middle School, energy conservation and code violations	Waives the state standard space requirements for grants to cover costs related to the removal of polychlorinated biphenyls (PCBs) in excess of the original project costs for (1) the energy conservation project (up to \$350,000) and (2) the energy conservation and code violations project (up to \$395,905); also increases the reimbursement rate to 100% for costs associated with the PCB removal up to a total cost of \$745,905
4	Norwalk	Norwalk High School, code violations	(1) Waives the state requirement to notify DAS within seven days of discovering a code violation to make removal of PCBs at the school eligible for a grant and (2) increases the project reimbursement rate to 100% of the costs associated with the PCB removal up to a maximum of \$600,000
5	Middletown	Middletown High School, new construction	Increases the project reimbursement rate from 65.7% to 69.6%
6	Bristol	Memorial Boulevard Middle School (has a temporary project designation, thus specific type of project not indicated)	Waives the requirement to submit an application for the \$54 million project prior to June 30, 2017 in order to be considered on the 2018 priority list, provided (1) the town received local share funding authorization on or before October 1, 2017 and (2) the project meets all other standard requirements
7	Danbury	Westside Middle School Academy, relocatable classrooms	Waives the requirement to submit an application for the \$1.1 million project prior to June 30, 2017 in order to be considered on the 2018 priority list, provided (1) the application is filed before June 1, 2018 and (2) the project meets all other standard requirements

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Section	Town	School and Project	Exemption, Waiver, or Other Change
			Authorizes a reimbursement rate of 80% for relocatable classrooms for costs up to \$1.1 million
8(a)	CREC	Each of the following nine projects are designated magnet school, new construction:  Reggio Magnet School of the Arts, International Magnet School for Global Citizenship, Public Safety Academy, Medical Professions and Teacher Preparation Academy, Academy of Aerospace, Discovery Academy, Museum Academy, Anna Grace Elementary School (formerly Two Rivers School), and Aerospace Elementary; the last two schools are also site purchase projects	Requires DAS to reimburse CREC for any remaining project costs that were previously ineligible for reimbursement for nine magnet schools
8(b)	CREC	Anna Grace Elementary School, magnet, new construction, site purchase; Aerospace Elementary School, magnet,	Makes DAS responsible for management and administration of the magnet school building projects for both schools

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Section	Town	School and Project	Exemption, Waiver, or Other Change
		new construction, site purchase	

### § 9 — SCHOOL BUILDING PROJECT MANAGERS

The act authorizes the administrative services commissioner to deny a town's application for a school building project grant if, in the application, the town designates a regional educational service center as the project manager. By law, there are a number of other criteria that the commissioner must consider when reviewing an application, such as various public health, fire safety, and educational standards.